

**Kings County Association of Governments**  
**Text of Full Application for**  
**Regional Early Action Planning (REAP) Grant Program**

**Part B. Application Budget Overview**

**In the space below, provide a high-level project description summary for your REAP 2.0 program.**

The local jurisdictions within Kings County including the cities of Avenal, Corcoran, Hanford and Lemoore, and the County of Kings, have expressed a need to utilize the REAP 2.0 funds for planning and RTP/SCS implementation purposes. Local agencies will provide more detailed information for proposed projects after they have conducted appropriate targeted outreach within their communities, as part of their project development process through an application to the Kings County Association of Governments (KCAG).

REAP Amount and Use: \$1,854,531.24, Suballocating Funds

**Part C. Equitable Targeted Outreach**

**Guidelines 203 (B)**

- a. Describe how the Equitable Targeted Outreach efforts conducted for the REAP 2.0 program were used to develop priorities, Proposed Uses, funding amounts, the appropriate blend of planning and implementation, the amount retained by the Eligible entity versus suballocations, and various other program components. Explain each of these program components in detail.**

The Kings County Association of Governments (KCAG) and the local agencies within Kings County will reach out to representatives of the public, community-based organizations, tribal governments, housing advocates, regional housing authority, economic development agencies, transit providers, Chambers of Commerce, local community colleges, as well as other interested individuals and stakeholders. All contacts will be asked to share REAP 2.0 information with their distribution lists. KCAG and the local agencies will conduct workshops both virtual and hybrid. Flyers will be posted on-line and a survey will also be developed. During the workshops, comments will be solicited from the public and time will be provided for questions and answers. The priorities from the participants will be used to develop the activities to be implemented with the REAP 2.0 funds. Additionally, KCAG reaches out to our local agencies, other stakeholders and the public during the monthly KCAG Technical Advisory Committee meetings, either as an agenda item or a topical discussion, to discuss their needs and priorities for their respective jurisdictions and agencies in utilizing REAP 2.0 funds. It was noted that KCAG would be interested in projects that would implement our adopted Sustainable Communities Strategy (SCS) and reduce vehicle miles traveled (VMT), but that further discussion would be needed before determining specific projects to utilize the REAP 2.0 funds.

**b. Describe how Equitable Targeted Outreach was conducted using a variety of methods (including language access and other potential barriers to providing input).**

Representatives of the public and community-based organizations will be informed of the REAP 2.0 workshops. Our communications will include a notice that interpretation services would be available, if requested. Some of the workshops may be conducted after regular business hours to facilitate public participation. All of the workshops will provide a virtual option so transportation to our offices would not be a burden. A workshop may be conducted with a hybrid option for those wishing to attend in person.

**c. Explain how Equitable Targeted Outreach has been and will continue to be conducted throughout the program development and implementation process, including well in advance of developing Proposed Uses and approaches, in the early stages of program development (e.g. Advance Application), throughout program development, and during program implementation.**

KCAG and the local agencies in Kings County will advertise these workshops through various methods, including direct mail, on agency websites, and through social media utilizing their respective websites. This outreach will include the priorities that staff has identified through the REAP 2.0 guidelines and received to date from local agencies and other stakeholders. KCAG and the local jurisdictions will continue to share the progress and request feedback from stakeholders as well as the community. Any project that is presented to KCAG, either through a program or suballocation to local agencies, will be required to include targeted outreach and community involvement from the inception through its implementation.

**d. Describe how Equitable Targeted Outreach conducted is unique to the REAP 2.0 program. Eligible Entities may utilize closely related outreach effort but should must not solely rely on those efforts.**

All of the workshops will be exclusively conducted for REAP 2.0. Workshops will be conducted to discuss the program guidelines, suballocation methodology, and project evaluation, which will be held in 2023.

**e. Please confirm drafts of proposed approaches were made available to the public with sufficient time to comment (e.g. at least 21 days).**

The Draft Final Application, after it has been reviewed by HCD, will be posted on the KCAG website for a 21-day review period. The Draft Final Application will also be provided to KCAG's stakeholder and community representative list for comments prior to the Final Application approval by HCD.

## **Part D. Program Priorities**

### **Guidelines 301 (A)(1)**

**Use the space below to identify your program priorities. In your response include the following:**

**a. How each program priority was determined by outreach**

KCAG and the local agencies will conduct stakeholder outreach, explain the purpose of the REAP 2.0 Program, and gather input. The targeted outreach will include providing all pertinent information to representatives of the public, community-based organizations, tribal governments, housing advocates, regional housing authority, economic development agencies, transit providers, Chambers of Commerce, local community colleges, and local agencies, as well as other interested individuals and stakeholders. Participants will be encouraged to provide input and share the information. Outreach will be conducted in virtual and hybrid formats. Interpretation services will be available, if requested in advance. Participants will be asked to share their priorities to staff during the workshops, meetings, and through a survey created for this purpose. The priorities from the participants will be used to develop the activities to be implemented with the REAP 2.0 funds. KCAG staff will continue to collect input from the public and will provide this information to the implementing agencies, so they can include these priorities with their outreach. KCAG will develop an application that local agencies will apply to per project proposal. Each project will be evaluated using the State goals and objectives as part of the project evaluation criteria to meet so that the projects can be approved. The timeline to develop the application, suballocation methodology, and project evaluation criteria will be during the first quarter of 2023. The application will include outreach requirements from each agency that applies. The agencies will be required to show how the projects submitted to KCAG reflect the input received through their outreach.

**b. How priorities reflect REAP 2.0 goals and objectives and consider the following:**

- i. Inter- and intra-regional coordination --YES**
- ii. Geographic equity --YES**
- iii. Appropriate blends of planning and implementation activities --YES**
- iv. Amount retained versus suballocation --YES**
- v. Eligible uses --YES**
- vi. The goals of suballocation --YES**

***Note: Applicants that dedicate at least 70% of funding to implementation activities are generally not subject to consultation with the Department and State Collaborative Partners regarding the blend of planning and implementation activities.***

- i. KCAG staff has contacted HCD staff to request guidance about preparation of the REAP 2.0 applications throughout the process. Additionally, KCAG has submitted the advance application and will submit the final application and await their comments. KCAG will also submit the suballocation methodology and project evaluation criteria to HCD for their comments and concurrence.
- ii. KCAG has reached out to our local agencies to inform them of REAP 2.0 funding, via our monthly KCAG Technical Advisory Committee meetings, either as an agenda item, or as a topical discussion, and will conduct workshops and specific targeted meetings with stakeholders. Each jurisdiction within Kings County includes disadvantaged communities and KCAG will require the local agencies to request input from those communities.

- iii. The blend of planning and implementation activities will be determined by the implementing agency's specific needs. KCAG noted to its local agencies that it would be interested in utilizing a majority of the funding for projects that would implement our adopted Sustainable Communities Strategy (SCS) and reduce VMT. KCAG will require that the applicants dedicate at least 70% of the suballocated funding toward implementation activities. The implementing agency will be required to provide reasoning behind any other funding split.
- iv. The amount that KCAG will retain will be up to the maximum allowable, and will be used to administer the REAP 2.0 program through its conclusion in March of 2026. KCAG requested the full 10% in the Advance Application for program development, outreach and administration of the REAP 2.0 program.
- v. The implementing agencies will be required to submit applications to KCAG that clearly describe how the proposed project(s) align with the REAP 2.0 eligible uses and goals of the program and meet the application metrics that will be developed prior to the suballocation application deadline, with HCD input and approval. KCAG will develop suballocation methodology to determine funding amounts. A project application which will require baseline information, expected measurable outcomes, explanation as to how each project advances the State goals and objectives will be developed. The eligible uses will be specified in the application for implementing agencies. KCAG will only approve projects that meet the State goals and objectives using the project evaluation criteria that will be developed. The project evaluation criteria will be intended for the implementing agencies to clearly show how each project submitted to KCAG fulfills the goals and objectives for the REAP 2.0 grant. KCAG will base the project evaluation criteria on the feedback received from stakeholders and develop it to clearly show how projects advance the REAP 2.0 goals and objectives. Specifically, project proposals will be required to identify how their project will further State planning priorities, such as Transformative Planning and Implementation activities, VMT reductions, Affirmatively Furthering Fair Housing, Facilitate Housing Element Compliance and further KCAG's SCS. Projects will also need to demonstrate how they will accelerate infill housing development, utilizing the definition in the REAP 2.0 Program Guidelines.
- vi. KCAG members agencies may wish to use their suballocation of REAP 2 funds so they can program according to their specific community needs to meet REAP 2.0 and RTP/SCS goals. Suballocation of funding to the local agencies will allow for project flexibility and regional equity.

## **Part E.1 Proposed Use #1**

### **Proposed Use Details**

- a. Provide an explanation of the targeted outreach the MPO has conducted to Disadvantaged and Historically Underserved Communities and how that outreach was incorporated into the Proposed Use.**

KCAG will reach out to the public and stakeholders. Among those stakeholders, the local agencies have indicated that suballocating the funds will allow them the flexibility necessary to address each jurisdictions' needs.

- b. Explain how the Proposed Use meets the definition of Transformative Planning and Implementation Activity and, as applicable, constitutes a high-impact and innovative project.**

There are numerous needs within the Kings County region. The local agencies anticipate that REAP 2.0 funding will effect meaningful improvements to their respective communities. This program will provide much needed funds to assist with the implementation of KCAG's Sustainable Communities Strategies. The SCS goals will be realized through integrated planning of transportation and land uses and by fostering expected growth with a mix of land use types able to facilitate equitable access to affordable housing options, mixed uses, infill and compact development, and preserve agricultural land and natural resources. The suballocation of funds to local agencies will promote flexible, equitable, transformative project development that responds to each jurisdiction's particular needs, existing local plans, current projects, and land use authority.

KCAG will require local agencies to provide evidence of proposed projects transformative nature for housing supply, choice and affordability, VMT reduction, multimodal community relationship, transit ridership impact, and shifting travel behavior through the local agency suballocation project application. KCAG will develop suballocation methodology to determine funding amounts. A project application which will require baseline information, expected measurable outcomes, and an explanation as to how each project advances the State goals and objectives will be developed. The eligible uses will be specified in the application for implementing agencies. KCAG will only approve projects that meet the State goals and objectives using the project evaluation criteria that will be developed. The project evaluation criteria is intended for the implementing agencies to clearly show how each project submitted to KCAG fulfills the goals and objectives for the REAP 2.0 grant. KCAG will base the project evaluation criteria on the feedback to be received during outreach and develop it to clearly show how projects advance the REAP 2.0 goals and objectives. Specifically, project proposals will be required to identify how their project will further State planning priorities such as transformative planning and implementation activities, VMT reduction, Affirmatively Furthering Fair Housing, facilitate Housing Element compliance, and further KCAG's SCS. Projects will also need to demonstrate how they will accelerate infill housing development, utilizing the definition in the REAP 2.0 Program Guidelines.

- c. Describe how Eligible activities have a significant geographic or region-wide benefit and are not intended to fund projects that are relatively small in scope.**

Sub-allocated funds will be utilized by the local agencies in the Kings region, including City of Avenal, City of Corcoran, City of Hanford, City of Lemoore, and County of Kings, so their projects will have region-wide benefit. It should be noted that the scope of projects will be relative to the amount of funding available to the KCAG region. Each agency will examine how REAP 2.0 funding may be applied toward existing plan implementation and current projects to maximize benefits within the specified timeframe of the REAP 2.0 Program.

**d. Provide an explanation of how the Proposed Use will advance equity by benefitting Disadvantaged and Historically Underserved Communities.**

Suballocated funds will be expected to advance equity. The local agencies will need to develop projects with public involvement, targeted outreach to disadvantaged and historically underserved communities, and to meet the criteria that will be developed as part of the upcoming suballocation application. KCAG's application will refer applicants to use any tool that the State has put forth as a means to advance equity in the region. Examples of such tools include Enviro Screen 4.0, or the most recent version at the time of application submittal. Additional tools that KCAG will refer applicants to are included in the REAP 2.0 guidelines.

**e. Explain how the Proposed Use focuses implementation in areas that satisfy an applicable definition of Infill development. Under unique circumstances, applicants may propose an alternative definition of "Infill" subject to approval by the Department and State Collaborative Partners.**

The proposed use is to suballocate funds to the local agencies. The suballocation process methodology will be developed by KCAG with stakeholder input and HCD concurrence. The local agencies will be required to submit projects that meet REAP 2.0 criteria and nexus for approval. Within the project description, the project location and infill status, according to HCD guidelines, will have to be met for suballocated fund approval. KCAG's application for local agencies will require them to demonstrate how projects will accelerate infill housing development, utilizing the definition in the REAP 2.0 Program Guidelines.

**Significant Beneficial Impact**

**f. Provide an explanation of how the Proposed Use has a Significant Beneficial Impact to accelerating infill development that facilitates housing supply, choice, and affordability. In your response, please describe how the Proposed Use prioritizes development that increases housing choice and affordability. If the Proposed Use includes an Affordable Housing development program, describe how it increases supply of long-term Affordable Housing to Low- and Moderate-Income Households.**

Suballocating these funds will allow the local agencies of the cities of Avenal, Corcoran, Hanford and Lemoore, and the County of Kings to prepare and implement projects that meet the REAP 2.0 goals and objectives for each of their jurisdiction's needs.

**g. Provide an explanation of how the Proposed Use has a Significant Beneficial Impact to Affirmatively Furthering Fair Housing and targets funding to Disadvantaged and Historically Underserved Communities. In your response, enumerate and explain the Proposed Use's meaningful actions that address significant disparities in housing needs and in accessing opportunity, replacing segregated living patterns, and transforming racially and ethnically concentrated areas of poverty into areas of opportunity.**

The local agencies of the cities of Avenal, Corcoran, Hanford and Lemoore, and the County of Kings all have historically underserved communities. Suballocating these funds will allow the local agencies to propose projects with community input that meet REAP 2.0 goals and objectives. The 6th Cycle Regional Housing Needs Allocation (RHNA) Methodology and Plan is expected to be adopted on January 25, 2023 by the KCAG Commission. The Multi-Jurisdictional Housing Element, to begin development following the adoption of the RHNA, will need to consider Affirmatively Furthering Fair Housing. As the compliant Housing Element is being developed, it will inform the local jurisdictions of those needs that could be incorporated into their suballocation application.

- h. Provide an explanation of how the Proposed Use reduces Vehicle Miles Traveled (VMT) per capita and further implements the region’s Sustainable Communities Strategy (SCS). In your response, please explain how the Proposed Use promotes growth in identified SCS priority growth areas and consistent with the State’s climate targets and goals. Additionally, explain what VMT -reducing elements of the SCS land use and transportation strategies that the Proposed Use would implement and, how the Proposed Use reduces VMT per capita. Lastly, describe how the Proposed Use leads to substantial changes in land use patterns and travel behaviors that increase pedestrian, bicycling, transit, and other alternative transportation options that increase access to key destinations.**

Suballocating funds to the local agencies of the cities of Avenal, Corcoran, Hanford and Lemoore, and the County of Kings will allow them to propose projects that meet REAP 2.0 objectives in regard to VMT reduction and to use local knowledge and authority for any land use changes necessary.

**Explanation of the Methodology for suballocations**

**In the space provided below, explain how the funding will be disbursed (e.g. competitively, application-based, etc.) and the rationale for the amount retained by the Eligible Entity versus sub-allocations, as applicable. In your response, include all the following component listed below. If this proposed use is not suballocating funds, this section can be left blank.**

- a. How the suballocation methodology addresses the unique needs of the region related to housing, land use, transportation, climate change, equity, and other planning priorities. --YES**
- b. How the suballocation reflects geographic equity. --YES**
- c. How outreach informs the suballocation methodology --YES**
- d. How program priorities inform suballocation methodology --YES**
- e. How suballocation methodology aligns with REAP 2.0 Goals and Objectives --YES**

**Note: Please also attach all relevant materials regarding suballocation requirements (e.g. suballocation program guidelines, standard agreements, board proposals, adoption resolutions, etc.).**

The suballocations will be established on an application-based pro-rata basis for each of KCAG’s member agencies. A pro-rata basis may utilize population, but other methodologies may be considered. The final methodology will be included in the Suballocation Application to be developed. KCAG will utilize the most recent available State Department of Finance information to calculate suballocations based on population if that methodology is used. Local agencies will enter into an agreement with KCAG and submit an application to receive the funding.

KCAG will develop a suballocation methodology to determine funding amounts. A project application which will require baseline information, expected measurable outcomes, and an explanation as to how each project advances the State goals and objectives will be developed. The eligible uses will be specified in the application for implementing agencies. KCAG will only approve projects that meet the State goals and objectives using the project evaluation criteria to be developed. The project evaluation criteria is intended for the implementing agencies to clearly show how each project submitted to KCAG fulfills the goals and objectives for the REAP 2.0 grant. KCAG will base the project evaluation criteria on the feedback that will be received during the outreach process and develop it to clearly show how projects advance the REAP 2.0 goals and objectives. Specifically, project proposals will be required to identify how their project will further State planning priorities, such as transformative planning and implementation activities, VMT

reduction, Affirmatively Furthering Fair Housing, facilitate Housing Element compliance and further KCAG's SCS. Projects will also need to demonstrate how they will accelerate infill housing development, utilizing the definition in the REAP 2.0 Program Guidelines

- a. Suballocating these funds will allow the cities of Avenal, Corcoran, Hanford and Lemoore, and the County of Kings the flexibility to address local, unique equity priorities. KCAG received input from the local agencies that indicated suballocating funds based on population would be the preferred method. KCAG is also evaluating other metrics that may be used for suballocation. The final details will be included in the Suballocation Application. Local agencies have innate knowledge of their housing, land use, transportation, climate change, equity, planning priorities, and existing planning efforts that would allow flexibility to integrate this funding into larger projects, if the projects meet the REAP 2.0 goals and objectives, and funding timeline.
- b. All geographic areas in Kings County, urban and rural, are represented by suballocating funds to the cities of Avenal, Corcoran, Hanford and Lemoore, and the County of Kings. Suballocation recipients will enter into agreements with KCAG and submit applications to KCAG in order to determine project eligibility. KCAG will review these applications with HCD guidance to verify that projects further the REAP 2.0 objectives.
- c. The appropriate blend of planning and implementation will be determined once the suballocated recipients conduct outreach prior to submitting their project proposals.
- d. KCAG has received input that suballocating these funds will allow each local agency flexibility to develop projects that address each community's unique needs for housing, equity, land use, transportation, climate change, reflect local planning priorities, meet REAP 2.0 goals, and to assist with RTP/SCS implementation.
- e. KCAG will develop project evaluation criteria that aligns with REAP 2.0 goals and objectives with HCD and State partners to review and approve prior to the release of the Suballocation Application.



## **Outcomes and Units of Measurement for Proposed Use**

- **Accelerating Infill Development that Facilitates Housing Supply, Choice and Affordability**
- **Afirmatively Furthering Fair Housing**
- **Reducing Vehicle Miles of Travel**

### Measurable Outcomes:

The proposed use will be measured by including criteria that addresses accelerating infill development, that facilitates housing supply, choice and affordability, AFFH, and reducing VMT in the application for suballocating funds.

### Baseline:

Before the proposed use, the status quo is going to be requested to inform the evaluations of project proposals in regard to accelerating infill development that facilitates housing supply, choice and affordability, AFFH, and reducing VMT.

### Target Outcome(s):

The proposed use has a goal of allowing flexibility to suballocation recipients to develop projects that accelerates infill development, that facilitates housing supply, choice and affordability, AFFH, and reducing VMT.

### Description:

The outcomes are appropriate for the proposed use because at this point in time, KCAG is not submitting projects for approval, and is expected to only provide suballocations to the local agencies of the cities of Avenal, Corcoran, Hanford and Lemoore, and the County of Kings. KCAG will develop suballocation methodology to determine funding amounts. A project application which will require baseline information, expected measurable outcomes, and an explanation as to how each project advances the State goals and objectives will be developed. The eligible uses will be specified in the application for implementing agencies. KCAG will only approve projects that meet State goals and objectives using the project evaluation criteria this will be developed. The project evaluation criteria is intended for the implementing agencies to clearly show how each project submitted to KCAG fulfills the goals and objectives for the REAP 2.0 grant. KCAG will base the project evaluation criteria on the feedback that will be received during the outreach process and develop it to clearly show how projects advance the REAP 2.0 goals and objectives. Specifically, project proposals will be required to identify how their project will further State planning priorities, such as transformative planning and implementation activities, VMT reduction, Affirmatively Furthering Fair Housing, facilitate Housing Element compliance, and further KCAG's SCS. Projects will also need to demonstrate how they will accelerate infill housing development, utilizing the definition in the REAP 2.0 Program Guidelines.